

CITY COUNCIL
SCHEDULE FOR PUBLIC HEARINGS
(REVISED JANUARY 11, 2005)

General Plan Update Project City Council Schedule for Public Hearings (Revised January 11, 2005)

The following schedule for City Council public hearings on the General Plan Update Project was revised on January 11, 2005:

November 16, 2004	Introduction to General Plan Elements (1.0) Economic Development Element (4.0) Noise Element (7.0)
December 7, 2004	Housing Element (5.0) Public Services and Facilities Element (8.0)
December 14, 2004	Continued to February 22, 2005
January 11, 2005	Hillside Designation (Land Use Element 2.0, Section 2.2.3), Joint Public Hearing/Workshop of the City Council and Planning Commission
February 1, 2005	Hillside Designation (Land Use Element 2.0, Section 2.2.3), Joint Public Hearing/Workshop of the City Council and Planning Commission (Continued from January 11, 2005)
February 8, 2005	Conservation And Open Space Element (9.0) Public Health And Safety Element (10.0)
February 22, 2005	Land Use Element (2.0) Community Design Element (3.0)
March 8, 2005	Transportation And Circulation Element (6.0) CMP Traffic Impact Analysis (TIA) Draft Final Program Environmental Impact Report (FEIR) (with Response To Comments)
April 12, 2005	General Plan Implementation Programs (11.0) Certify Program FEIR, Adopt General Plan, Approve TIA

The schedule pairs the controversial elements and related environmental documents with elements that do not appear to be controversial. Also, some additional components related to public testimony may need to be incorporated into the schedule as the project moves forward through the public hearing process.

**CITY COUNCIL/PLANNING COMMISSION
STAFF REPORT (JANUARY 11, 2005)**



City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor
Floyd Petersen, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: January 11, 2005

TO: City Council and Planning Commission

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: GENERAL PLAN UPDATE PROJECT – The project is a comprehensive update to the City's General Plan document (text and maps) that will set policy and guide the City's development over the next twenty years. Areas directly affected by the update project include all properties located within the City's corporate limits, and properties within the City's Sphere of Influence in the County unincorporated areas generally east and south of the City limits to the Redlands City limits and Riverside County Line.

RECOMMENDATION

The recommendation is that the City Council and Planning Commission review the Hillside Designation (portion - Land Use Element 2.0) of the Draft General Plan (October 2004).

The City Council Public Hearings Schedule for the General Plan Update Project calls for a joint public hearing and workshop with the Planning Commission to review the Draft Hillside Designation. Staff recommends that public testimony be limited to the topic at hand and that no testimony be taken on issues that have not yet been heard by the City Council.

A copy of the Draft General Plan (October 2004) was previously distributed to the City Council.

BACKGROUND

On December 12, 2004, the City Council continued the Transportation And Circulation Element (6.0) and CMP Traffic Impact Analysis (TIA) to the February 22, 2005 City Council Meeting when all five members would be in attendance to discuss the items. Because the continuance changed the City Council Public Hearings Schedule, a revised copy (Revised December 15, 2004) is available in Attachment A.

Background information on the Hillside Designation is contained in the Analysis section of this Staff Report.

Further information on the General Plan Update Project (i.e., background information, analysis, environmental, fiscal impacts) is available in the October 12, 2004, November 16, 2004, December 7, 2004, and December 14, 2004 City Council Staff Reports (Attachment B).

ANALYSIS

Many people in Loma Linda and the East Valley enjoy the South Hills as a recreation and open space area. The South Hills is the largest, and one of the last remaining open space areas in the City and its value cannot be calculated. However, the properties in the South Hills also have value to the various landowners in terms of property investment and future development potential. These conflicting views have resulted in much controversy regarding how the South Hills should be used and developed. As a result, the goals and policies in the Land Use Element for use of the South Hills Area have gone through several revisions since the preparation of the first Draft General Plan. The first draft of the General Plan divided the South Hills area into three designations: East Hills (0.1 to 1 du/ac); West Hills (0.1 to 2 du/ac); and, Hillside Conservation Initiative Area (1du/5 ac). This version was not well received by the landowners because they felt the policies were too restrictive. A workshop was held on April 19, 2004 in an effort to resolve the controversy and establish goals and policies that would provide some middle ground. The Hillside Mixed-Use Designation was prepared based on the comments and information received during the workshop. However, the Hillside Mixed-Use Designation was not well received by those who favor preserving the hills for recreation and open space.

To address the concerns of all parties, staff and the General Plan consultant revised the Hillside Mixed-Use Designation and renamed it the Hillside Designation. Two alternatives (Alternatives 1 and 2) were also prepared and are generally described, as follows:

2.2.3 Hillside Designation (June 2004) – The least restrictive proposal that provides some development opportunities to land owners and developers.

Alternative 1 - The original text that was proposed in earlier versions of the Draft General Plan. This version includes a slope/density formula and is more restrictive than the Hillside Designation (June 2004) but less restrictive than Alternative 2.

Alternative 2 – The proposal would result in very rural, extremely low-density residential development in the South Hills. No clustering would be allowed in the hillside. It assumes that the bench would be developed with five units/acre. The balance of the South Hills would be developed as rural residential with no clustering. This version is the most restrictive of the three Hillside Designation proposals.

Copies of the Hillside Designation (June 2004), Alternative 1, and Alternative 2 are available in Attachment C for reference and the convenience of the City Council and Planning Commission.

The Planning Commission is very sensitive to the concerns of the community and also aware that appropriate General Plan policies for the South Hills Area are key to maintaining a balance between hillside and open space preservation and future development. Given the importance of the South Hills to the community, the Planning Commission and staff came to the conclusion that a joint meeting with the City Council was needed to address these important policy issues. In

**2.2.3 HILLSIDE DESIGNATION (JUNE
2004), ALTERNATIVE 1, AND
ALTERNATIVE 2**

2.2.3 HILLSIDE DESIGNATION (FORMERLY HILLSIDE MIXED-USE – REVISED)



Implementing Policies

- Encourage a mixture of dwelling sizes, layouts, and ownership types (consistent with the corresponding land use designation and density range), especially within large-scale residential development projects, in order to provide housing opportunities for a range of incomes and households.
- Residential neighborhoods should exhibit a complementary variety of dwelling setbacks and placement on the lot, and lot patterns that reflect the existing topography.
- Where residential infill development is proposed, ensure that the density is compatible with the existing residential neighborhood.
- Provide every multifamily dwelling unit with a usable private garden area, yard, patio, or balcony.
- Require that new residential development provide for construction of infrastructure and provision of open space and/or construction of recreational facilities in order to reduce the public cost associated with such uses.
- Allow gated communities as long as infrastructure is built to typical City standards.

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2.2.3 Hillside Designation

The steepness and visual prominence of the City's hillside area create a unique challenge for managing future development and the protection of the area's natural environment. Much of the southern hillside's steep slopes are highly visible the within the valley portions of Loma Linda and beyond. In addition, the hillside areas in the southern portion of Loma Linda retain a sense of openness and natural beauty that is increasingly rare in Southern California.

Loma Linda's hillside areas make a significant contribution to the community, including the provision of open space, scenic beauty, wildlife habitat, and recreational opportunities. Residential and other uses within this area can offer a variety of amenities (e.g., views, rural character, and privacy) that are not typically available in flat land subdivisions; however, improperly planned development can destroy the very amenities that people seek as the benefits of hillside living. Appropriate standards for hillside are therefore needed to:

- Preserve the community's scenic beauty and sensitive biological habitats and linkages;
- Protect the public health and safety from the potential for erosion and slope failures, increased downstream runoff and flooding, fire hazards;
- Avoid high utility and public service costs; and
- Ensure safe access for emergency vehicles.



Residences in the hills of Loma Linda

Deleted: Mixed-Use

The Hillside designation is intended to provide a flexible approach to future development and environmental management of the City's hillside areas, recognizing that pursuit of one objective can, at times, conflict with achievement of other objectives. For example, restricting development on slopes greater than 35 percent to prevent erosion and slope failures and to preserve the area's



Loma Linda General Plan
Land Use Element

natural character can also result in the placement of dwellings within sensitive habitat areas. Similarly, reducing development density within hillside areas can lead to a scattered pattern of houses, increasing loss of open space and scenic views, as well as causing fragmentation of open space and habitat areas. The following policies are intended to ensure that the benefits of hillside development are achieved while at the same time protecting the City's natural environment.

2.2.3.1 Guiding Policy for Hillside Development

Permit controlled development of an appropriate range of uses that will:

- Enhance enjoyment of Loma Linda's hillside resources by future hillside residents and the general public;
- Result in the development of prestigious residential communities that take advantage of, rather than merely replace, the area's natural character;
- Protect the area's natural character, sensitive environmental features, and public health and safety;
- Ensure that the design/layout of future hillside development adapts to the natural hillside topography and maximizes view opportunities to, as well as from the development; and
- Efficiently provide infrastructure, utilities, and public services within the hillside area.

Implementing Policies

- The anticipated maximum residential development density shall be as shown in Table 2.B.

Table 2.B: Anticipated Maximum Residential Build Out

Area	Anticipated Maximum Density
Bench Areas North of Toe of Slope	5 du/ acre
Areas South of Toe of Slope not Subject to Hillside Initiative	2 du/acre
Areas Subject to Hillside Initiative	1 du/10 acres

Achievement of the anticipated maximum residential build out cited above is *not* guaranteed; the actual yield of any development will be the result of a site design that is consistent with General Plan policies, and based upon:

- Site-specific physical characteristics;
- The need for mitigation or avoidance of impacts to biological habitats;
- The environmental sensitivity of proposed site design, grading, and type of construction;
- Available on-site and off-site access; and
- The ability of the proposed project to avoid impacts on other properties.

Consistent with these principles, allowable density may be transferred from areas subject to City's hillside initiative to other areas designated "Hillside" at a rate of two dwelling units for each ten acres within the hillside initiative area that are placed in permanent open space.

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Loma Linda General Plan Land Use Element

c. Development on lands that are subject to the City's hillside Initiative shall be consistent with the provisions of the initiative in addition to the provisions of the General Plan, the Hillside designation, and applicable zoning, whichever are more restrictive. It is specifically acknowledged that a project that meets applicable development policies might not achieve the maximum allowable development intensity for the site.

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d. Development should be clustered in the less sensitive and more developable portions of the site as a means of preserving the natural appearance of area hillsides, open space, and habitats. Under this concept, dwelling units and other forms of development would be grouped in the more level and less environmentally sensitive portions of the site, while steeper and more environmentally sensitive areas are preserved in a natural state. The effect of permitted clustering is to preserve natural open space, enhance the protection of sensitive environmental resources within a development project, and facilitate the permanent protection of key natural features, such as steep slopes, biological habitats, ridgelines, and scenic areas. Clustering is not to be used to increase the maximum allowable density of a development site beyond that which is otherwise permitted by the General Plan and applicable zoning regulations. While the overall total number of dwelling units permitted by the General Plan for a project area may not be exceeded, individual clusters of development within portions of a site may be permitted that would otherwise exceed the densities shown in Table 2.B for areas outside of the Hillside Initiative Area. Within areas subject to the Hillside Initiative, clustering of development is encouraged consistent with the provisions of the Initiative.

- Within clustered development sites, development may be sited on mass graded pads, provided that the overall project results in the permanent preservation of large blocks of natural open space. Where individual clusters of development will exceed 100 to 200 dwelling units in size, such clusters should be separated from each other by natural open space, resulting in an interwoven mosaic natural and developed land.
- Adequate legal provisions shall be made to ensure the preservation of open space areas in perpetuity.
- When viewed from the valley floor to the north, clustered subdivisions should have no greater visual impacts than would a non-clustered development.

e. Permit commercial, commercial recreation and recreational development as secondary, support uses within large-scale planned communities.

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f. The inclusion of recreational amenities within residential developments, such as developed active and passive parks, trails, and recreation centers, to create amenities for project residents is encouraged. Commercial recreational amenities, such as golf courses, tennis clubs, sports fields, and sports training facilities are also encouraged where they are compatible with the area's natural environment. In exchange for the creation of such amenities, the development density that would otherwise accrue to these recreation lands may be utilized for residential development elsewhere within the project.

g. Commercial uses, such as neighborhood-serving retail and professional services and visitor-serving commercial (e.g., hotels, restaurants, etc.) may be permitted within a planned community setting. The maximum development intensity for such uses shall be a floor area ratio of 0.30. The area devoted to such commercial uses shall not be counted as part of the land area used to calculate maximum allowable development density.

h. Development shall, to the extent feasible, avoid "primary ridgelines," which are defined as the area within 50 vertical feet of the highest point of a ridgeline that forms a backdrop against the sky when viewed from the area near the Campus Plaza. Development shall also, to the extent feasible, avoid impacts on riparian vegetation within "canyon bottoms," which are defined as the land occurring within 50 feet of either side of a line referred to as a "blue line stream" as

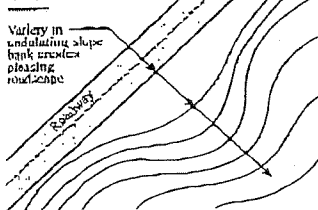


Loma Linda General Plan
Land Use Element

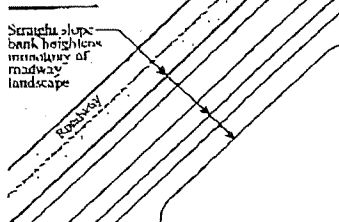
designated on a U.S. Geological Survey (USGS) map. Where impacts to such riparian vegetation are unavoidable, appropriate mitigation shall be provided.

- i. The visual intrusiveness of new development when viewed from the area near the Campus Plaza shall be minimized. Rather than relying on substantial landform modification to create artificial building pads, new development within the hillside initiative area that will be visible from the valley areas to the north shall be designed and sited to best fit with the hillside's natural contours.
- j. When clustered development is used, site the development in order to maintain visual open space throughout the development, and preserve the undeveloped portion of the land as open space in perpetuity.
- k. Manufactured slopes shall be landform graded, except within bedrock, where manufactured slopes in excess of 20 vertical feet feasibly cannot be avoided. "Landform grading" is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical planes designed to simulate the appearance of surrounding natural terrain (as illustrated below). Grading plans shall identify which slopes are to be landform graded and which are to be conventionally graded.

This



Not This



- l. Ensure ongoing maintenance of manufactured slopes in order to protect public health and safety.
- m. Site new development so as to maximize the permanent preservation of large blocks of unbroken open space and to minimize the loss of habitat, wildlife, and watershed resources.
- n. Where the post-grading condition results in grades exceeding 10 percent, site design should:
 - Allow for different lot shapes and sizes;
 - Utilize varying setbacks, structure heights, innovative building techniques, and retaining walls to blend structures into the terrain;
 - Retain outward views from the maximum number of units while maintaining the natural character of the hillside;
 - Preserve vistas of natural hillside areas and ridgelines from public places and streets; and
 - Preserve existing views and allow new dwellings access to views similar to those enjoyed from existing dwellings.
- o. Streets that are located outside of mass graded pads should follow the natural contours of the hillside to minimize cut and fill wherever feasible. Streets may be split into parallel one-way streets (thereby effectively functioning as a two-way street with a median) in steeper areas to minimize grading and blend with the terrain. Cul-de-sacs or loop roads are encouraged where

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necessary to fit the terrain. On-street parking and sidewalks may be eliminated, subject to City approval, to reduce required grading.

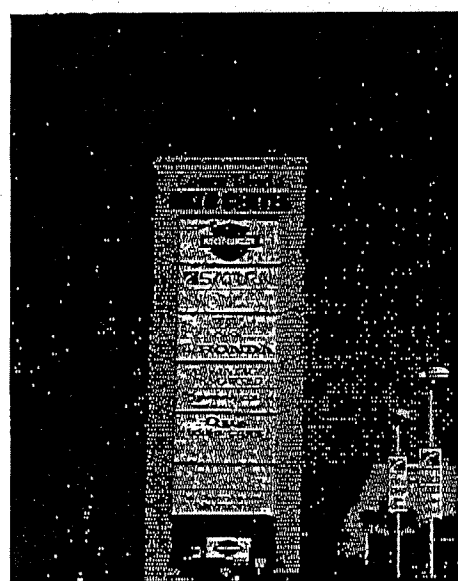
- | p. The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs which minimize bulk and mass, and minimize visual intrusion on the natural landscape.
- | q. The interface between new development and natural open space should be designed to provide a gradual transition from manufactured areas into natural areas. By extending fingers of planting into existing and sculptured slopes, the new landscape should blend in with the natural vegetation.¹
- | r. Use of alternative infrastructure (e.g., septic systems) may be permitted in areas where municipal systems feasibly cannot be extended. The cost of either alternative infrastructure or the extension of municipal systems shall be the responsibility of the developer.

2.2.4 Employment-Generating Land Use Designations

The General Plan identifies five employment-generating types of land use that provide a broad range of employment opportunities for the community: commercial including various types of hotels, office, business park, health care, and industrial. Permitted maximum land use intensities are given for each designation. These maximum intensities are stated as maximum floor area ratios (FAR). FAR is determined by dividing the total proposed building area (square feet) of a development project by the square footage of the development site prior to any new dedication requirements. Achievement of this maximum is neither guaranteed nor implied by this General Plan. The final density achieved by any particular development is dependent upon the development design/layout; any physical, geological, or environmental constraints that might be present within the site; available infrastructure and services; and other factors. Development standards established in the Loma Linda Municipal Code may also limit attainment of the stated maximum allowable densities.

2.2.4.1 Commercial Land Use (Maximum 0.5 FAR)

The intent of the commercial designation is to provide for the shopping and commercial service needs of the residential community, the workers who are employed within Loma Linda, and those who visit the city, such as to receive health care. Examples of the intended nature of development within the commercial category include shopping centers, in-line shops,



Auto sales are considered a commercial use

¹ It is intended that the transition between manufactured areas and natural areas occur sufficiently beyond residential structures so as to permit the development to meet applicable Fire Department brush clearance requirements.

See Hillside Designation
(Alternatives 1 and 2)

**HILLSIDE DESIGNATION
(ALTERNATIVE 1)**



Loma Linda General Plan Land Use Element

2.2.3 Hillside Designation (Alternative 1)

The steepness and visual prominence of the City's hillside area create a unique challenge for managing future development and the protection of the area's natural environment. Much of the southern hillside's steep slopes are highly visible the within the valley portions of Loma Linda and beyond. In addition, the hillside areas in the southern portion of Loma Linda retain a sense of openness and natural beauty that is increasingly rare in Southern California.

Loma Linda's hillside areas make a significant contribution to the community, including the provision of open space, scenic beauty, wildlife habitat, and recreational opportunities. Residential and other uses within this area can offer a variety of amenities (e.g., views, rural character, and privacy) that are not typically available in flat land subdivisions; however, improperly planned development can destroy the very amenities that people seek as the benefits of hillside living. Appropriate standards for hillside are therefore needed to:

- Preserve the community's scenic beauty and sensitive biological habitats and linkages;
- Protect the public health and safety from the potential for erosion and slope failures, increased downstream runoff and flooding, fire hazards;
- Avoid high utility and public service costs; and
- Ensure safe access for emergency vehicles.



Residences in the hills of Loma Linda

The Hillside designation is intended to provide a flexible approach to future development and environmental management of the City's hillside areas, recognizing that pursuit of one objective can, at times, conflict with achievement of other objectives. For example, restricting development on slopes greater than 35 percent to prevent erosion and slope failures and to preserve the area's natural character can also result in the placement of dwellings within sensitive habitat areas. Similarly, reducing development density within hillside areas can lead to a scattered pattern of houses, increasing loss of open space and scenic views, as well as causing fragmentation of open space and habitat areas. The following policies are intended to ensure that the benefits of hillside development are achieved while at the same time protecting the City's natural environment.

2.2.3.1 Guiding Policy for Hillside Development (Alternative 1)

Permit controlled development of an appropriate range of uses that will:

- Enhance enjoyment of Loma Linda's hillside resources by future hillside residents and the general public;
- Result in the development of prestigious residential communities that take advantage of, rather than merely replace, the area's natural character;
- Protect the area's natural character, sensitive environmental features, and public health and safety;



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- Ensure that the design/layout of future hillside development adapts to the natural hillside topography and maximizes view opportunities to, as well as from the development; and
- Efficiently provide infrastructure, utilities, and public services within the hillside area.

Implementing Policies

- a. The anticipated maximum residential development density shall be as shown in Table 2.B.

Table 2.B: Anticipated Maximum Residential Build Out

Actual Slope	Anticipated Maximum Density
0 > 10%	5 du/ acre
10.1 > 25%	2 du/acre
25.1 > 35%	1 du/5ac
35.1% and over	1 du/10 acres

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Deleted: Bench Areas North of Toe of Slope

Deleted: Areas South of Toe of Slope not Subject to Hillside Initiative

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Achievement of the anticipated maximum residential build out cited above is *not* guaranteed; the actual yield of any development will be the result of a site design that is consistent with General Plan policies, and based upon:

- Site-specific physical characteristics;
- The need for mitigation or avoidance of impacts to biological habitats;
- The environmental sensitivity of proposed site design, grading, and type of construction;
- Available on-site and off-site access; and
- The ability of the proposed project to avoid impacts on other properties.

Consistent with these principles, allowable density may be transferred from areas subject to City's hillside initiative to other areas designated "Hillside" at a rate of two dwelling units for each ten acres within the hillside initiative area that are placed in permanent open space.

- b. Development on lands that are subject to the City's hillside initiative shall be consistent with the provisions of the Initiative in addition to the provisions of the General Plan, the Hillside designation, and applicable zoning, whichever are more restrictive. It is specifically acknowledged that a project that meets applicable development policies might not achieve the maximum allowable development intensity for the site.

- c. Development ~~shall be clustered in the less sensitive and more developable portions of the site as a means of preserving the natural appearance of area hillsides, open space, and habitats.~~ Under this concept, dwelling units and other forms of development ~~are to be grouped in the more level and less environmentally sensitive portions of the site, while steeper and more environmentally sensitive areas are preserved in a natural state.~~ The effect of permitted clustering is to preserve natural open space, enhance the protection of sensitive environmental resources within a development project, and facilitate the permanent protection of key natural features, such as steep slopes, biological habitats, ridgelines, and scenic areas. Clustering is not to be used to increase the maximum allowable density of a development site beyond that which is otherwise permitted by the General Plan and applicable zoning regulations. While the overall total number of dwelling units permitted by the General Plan for a project area may not be exceeded, individual clusters of development within portions of a site may be permitted that

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Loma Linda General Plan
Land Use Element

would otherwise exceed the densities shown in Table 2.B for areas outside of the Hillside Initiative Area. Within areas subject to the Hillside Initiative, clustering of development is encouraged consistent with the provisions of the Initiative.

- Within clustered development sites, development may be sited on mass graded pads, provided that the overall project results in the permanent preservation of large blocks of natural open space. Where individual clusters of development will exceed 100 to 200 dwelling units in size, such clusters should be separated from each other by natural open space, resulting in an interwoven mosaic natural and developed land.
 - Adequate legal provisions shall be made to ensure the preservation of open space areas in perpetuity.
 - When viewed from the valley floor to the north, clustered subdivisions should have no greater visual impacts than would a non-clustered development.
- d. Permit commercial, commercial recreation and recreational development as secondary, support uses within large-scale planned communities.
 - e. The inclusion of recreational amenities within residential developments, such as developed active and passive parks, trails, and recreation centers, to create amenities for project residents is encouraged. Commercial recreational amenities, such as golf courses, tennis clubs, sports fields, and sports training facilities are also encouraged where they are compatible with the area's natural environment. In exchange for the creation of such amenities, the development density that would otherwise accrue to these recreation lands may be utilized for residential development elsewhere within the project.
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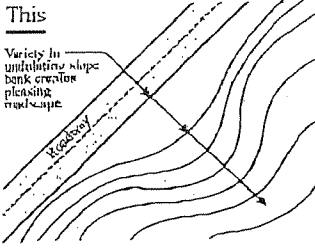
Vantage points located north of Barton Road or east of San Timoteo Canyon Road



Loma Linda General Plan Land Use Element

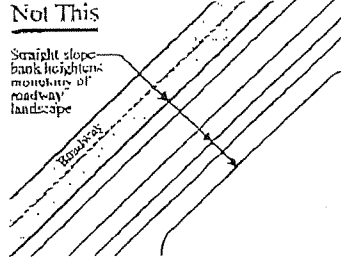
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Variety in
undulating slope
bank creates
pleasing
landscape.



Not This

Straight slope-
bank heights
monotony of
roadway
landscape



- k. Ensure ongoing maintenance of manufactured slopes in order to protect public health and safety.
- l. Site new development so as to maximize the permanent preservation of large blocks of unbroken open space and to minimize the loss of habitat, wildlife, and watershed resources.
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- o. The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs which minimize bulk and mass, and minimize visual intrusion on the natural landscape.
- p. The interface between new development and natural open space should be designed to provide a gradual transition from manufactured areas into natural areas. By extending fingers of planting into existing and sculptured slopes, the new landscape should blend in with the natural vegetation.¹
- q. Use of alternative infrastructure (e.g., septic systems) may be permitted in areas where municipal systems feasibly cannot be extended. The cost of either alternative infrastructure or the extension of municipal systems shall be the responsibility of the developer.

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**HILLSIDE DESIGNATION
(ALTERNATIVE 2)**



Loma Linda General Plan
Land Use Element

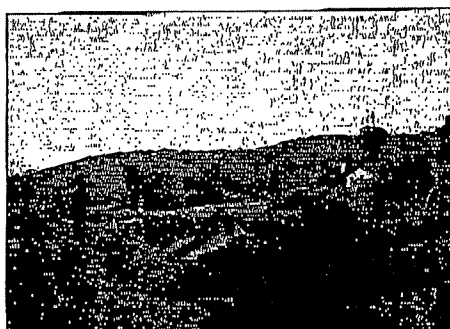
2.2.3 Hillside Designation (Alternative 2: to be applied to areas above the existing benches only. Lands on the existing benches would be designated Low Density Residential.)

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Residences in the hills of Loma Linda

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~~Deleted:~~ , recognizing that pursuit of one objective can, at times, conflict with achievement of other objectives. For example, restricting development on slopes greater than 35 percent to prevent erosion and slope failures and to preserve the area's natural character can also result in the placement of dwellings within sensitive habitat areas. Similarly, reducing development density within hillside areas can lead to a scattered pattern of houses, increasing loss of open space and scenic views, as well as causing fragmentation of open space and habitat areas.

~~Deleted:~~ an appropriate range of

~~Deleted:~~ communities

2.2.3.1 Guiding Policy for Hillside Development (Alternative 2)

Permit controlled development of rural density residential uses that will:

- Enhance enjoyment of Loma Linda's hillside resources by future hillside residents and the general public;
- Result in the development of prestigious residential dwellings that take advantage of, rather than merely replace, the area's natural character;
- Protect the area's natural character, sensitive environmental features, and public health and safety;
- Ensure that the design/layout of future hillside development adapts to the natural hillside topography and maximizes view opportunities to, as well as from the development; and
- Efficiently provide infrastructure, utilities, and public services within the hillside area.



Implementing Policies

- b. The anticipated maximum residential development density shall be as shown in Table 2.B.

Table 2.B: Anticipated Maximum Residential Build Out

Area	Anticipated Maximum Density
Areas not Subject to Hillside Initiative	1 du/5 acres
Areas Subject to Hillside Initiative	1 du/10 acres

Achievement of the anticipated maximum residential build out cited above is *not* guaranteed; the actual yield of any development will be the result of a site design based upon:

- Site-specific physical characteristics;
- The need for mitigation or avoidance of impacts to biological habitats;
- The environmental sensitivity of proposed site design, grading, and type of construction;
- Available on-site and off-site access; and
- The ability of the proposed project to avoid impacts on other properties.

Consistent with these principles, allowable density may be transferred from areas subject to City's hillside initiative to other areas designated "Hillside" at a rate of two dwelling units for each ten acres within the hillside initiative area that are placed in permanent open space.

- d. Development on lands that are subject to the City's hillside initiative shall be consistent with the provisions of the initiative in addition to the provisions of the General Plan, the Hillside designation, and applicable zoning, whichever are more restrictive. It is specifically acknowledged that a project that meets applicable development policies might not achieve the maximum allowable development intensity for the site.
- e. Development shall, to the extent feasible, avoid "primary ridgelines," which are defined as the area within 50 vertical feet of the highest point of a ridge line that forms a backdrop against the sky when viewed from the area near the Campus Plaza. Development shall also, to the extent feasible, avoid impacts on riparian vegetation within "canyon bottoms," which are defined as the land occurring within 50 feet of either side of a line referred to as a "blue line stream" as designated on a U.S. Geological Survey (USGS) map. Where impacts to such riparian vegetation are unavoidable, appropriate mitigation shall be provided.
- f. The visual intrusiveness of new development when viewed from the area near the Campus Plaza shall be minimized. Rather than relying on substantial landform modification to create artificial building pads, new development within the hillside initiative area that will be visible from the valley areas to the north shall be designed and sited to best fit with the hillside's natural contours.
- g. Manufactured slopes shall be landform graded, except within bedrock, where manufactured slopes in excess of 20 vertical feet feasibly cannot be avoided. "Landform grading" is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical planes designed to simulate the appearance of surrounding natural terrain (as illustrated below). Grading plans shall identify which slopes are to be landform graded and which are to be conventionally graded.

Deleted: Bench Areas North of Toe of Slope

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<=> Development should be clustered in the less sensitive and more developable portions of the site as a means of preserving the natural appearance of area hillsides, open space, and habitats. Under this concept, dwelling units and other forms of development would be grouped in the more level and less environmentally sensitive portions of the site, while steeper and more environmentally sensitive areas are preserved in a natural state. The effect of permitted clustering is to preserve natural open space, enhance the protection of sensitive environmental resources within a development project, and facilitate the permanent protection of key natural features, such as steep slopes, biological habitats, ridgelines, and scenic areas. Clustering is not to be used to increase the maximum allowable density of a development site beyond that which is otherwise permitted by the General Plan and applicable zoning regulations. While the overall total number of dwelling units permitted by the General Plan for a project area may not be exceeded, individual clusters of development within portions of a site may be permitted that would otherwise exceed the densities shown in Table 2.B for areas outside of the Hillside Initiative Area. Within areas subject to the Hillside Initiative, clustering of development is encouraged consistent with the provisions of the Initiative. ¶

<=> Within clustered development sites, development may be sited on mass graded pads, provided that the overall project results in the permanent preservation of large blocks of natural open space. Where individual clusters of development ... [1]

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When clustered development is used, site the development in order to maintain visual open space throughout the development, and preserve the undeveloped portion of the land as open space in perpetuity

- * Development should be clustered in the less sensitive and more developable portions of the site as a means of preserving the natural appearance of area hillsides, open space, and habitats. Under this concept, dwelling units and other forms of development would be grouped in the more level and less environmentally sensitive portions of the site, while steeper and more environmentally sensitive areas are preserved in a natural state. The effect of permitted clustering is to preserve natural open space, enhance the protection of sensitive environmental resources within a development project, and facilitate the permanent protection of key natural features, such as steep slopes, biological habitats, ridgelines, and scenic areas. Clustering is not to be used to increase the maximum allowable density of a development site beyond that which is otherwise permitted by the General Plan and applicable zoning regulations. While the overall total number of dwelling units permitted by the General Plan for a project area may not be exceeded, individual clusters of development within portions of a site may be permitted that would otherwise exceed the densities shown in Table 2.B for areas outside of the Hillside Initiative Area. Within areas subject to the Hillside Initiative, clustering of development is encouraged consistent with the provisions of the Initiative.

Within clustered development sites, development may be sited on mass graded pads, provided that the overall project results in the permanent preservation of large blocks of natural open space. Where individual clusters of development will exceed 100 to 200 dwelling units in size, such clusters should be separated from each other by natural open space, resulting in an interwoven mosaic natural and developed land.

Adequate legal provisions shall be made to ensure the preservation of open space areas in perpetuity.

When viewed from the valley floor to the north, clustered subdivisions should have no greater visual impacts than would a non-clustered development.

Permit commercial, commercial recreation and recreational development as secondary, support uses within large-scale planned communities.

The inclusion of recreational amenities within residential developments, such as developed active and passive parks, trails, and recreation centers, to create amenities for project residents is encouraged. Commercial recreational amenities, such as golf courses, tennis clubs, sports fields, and sports training facilities are also encouraged where they are compatible with the area's natural environment. In exchange for the creation of such amenities, the development density that would otherwise accrue to these recreation lands may be utilized for residential development elsewhere within the project.

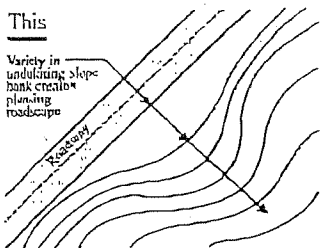
Commercial uses, such as neighborhood-serving retail and professional services and visitor-serving commercial (e.g., hotels, restaurants, etc.) may be permitted within a planned community setting. The maximum development intensity for such uses shall be a floor area ratio of 0.30. The area devoted to such commercial uses shall not be counted as part of the land area used to calculate maximum allowable development density.

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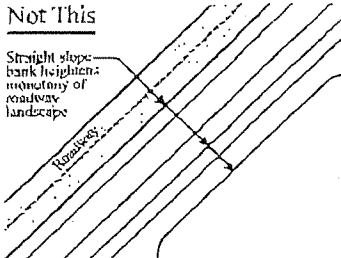
This

Variety in undulating slope bank creates pleasing roadside



Not This

Straight slope bank heightens monotony of roadway landscape

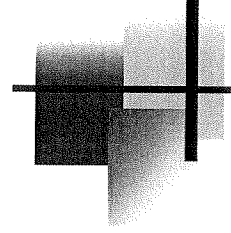


- h. Ensure ongoing maintenance of manufactured slopes in order to protect public health and safety.
- i. Site new development so as to maximize the permanent preservation of large blocks of unbroken open space and to minimize the loss of habitat, wildlife, and watershed resources.
- j. Where the post-grading condition results in grades exceeding 10 percent, site design should:
 - Allow for different lot shapes and sizes;
 - Utilize varying setbacks, structure heights, innovative building techniques, and retaining walls to blend structures into the terrain;
 - Retain outward views from the maximum number of units while maintaining the natural character of the hillside;
 - Preserve vistas of natural hillside areas and ridgelines from public places and streets; and
 - Preserve existing views and allow new dwellings access to views similar to those enjoyed from existing dwellings.
- k. Streets should follow the natural contours of the hillside to minimize cut and fill wherever feasible. Streets may be split into parallel one-way streets (thereby effectively functioning as a two-way street with a median) in steeper areas to minimize grading and blend with the terrain. Cul-de-sacs or loop roads are encouraged where necessary to fit the terrain. On-street parking and sidewalks may be eliminated, subject to City approval, to reduce required grading.
- l. The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs which minimize bulk and mass, and minimize visual intrusion on the natural landscape.
- m. The interface between new development and natural open space should be designed to provide a gradual transition from manufactured areas into natural areas. By extending fingers of planting into existing and sculptured slopes, the new landscape should blend in with the natural vegetation.¹
- n. Use of alternative infrastructure (e.g., septic systems) may be permitted in areas where municipal systems feasibly cannot be extended. The cost of either alternative infrastructure or the extension of municipal systems shall be the responsibility of the developer.

Deleted: that are located outside of mass graded pads

¹ It is intended that the transition between manufactured areas and natural areas occur sufficiently beyond residential structures so as to permit the development to meet applicable Fire Department brush clearance requirements.

**POWERPOINT PRESENTATION
(CITY AND LSA ASSOCIATES)**



LOMA LINDA GENERAL PLAN

HILLSIDE WORKSHOP

January 11, 2005



Purpose

- Discuss options for development and conservation within Loma Linda's southerly hillside areas.
- Provide clear General Plan policy direction.



The Loma Linda General Plan

Needs to:

- Define permitted uses.
- Set maximum development intensity.
- Establish general rules for conservation and development.
- Retain reasonable economic use of all properties.

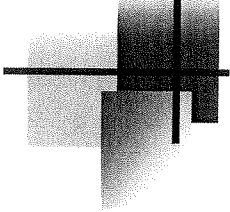
Should Not:

- Design or critique individual development projects.



Considerations

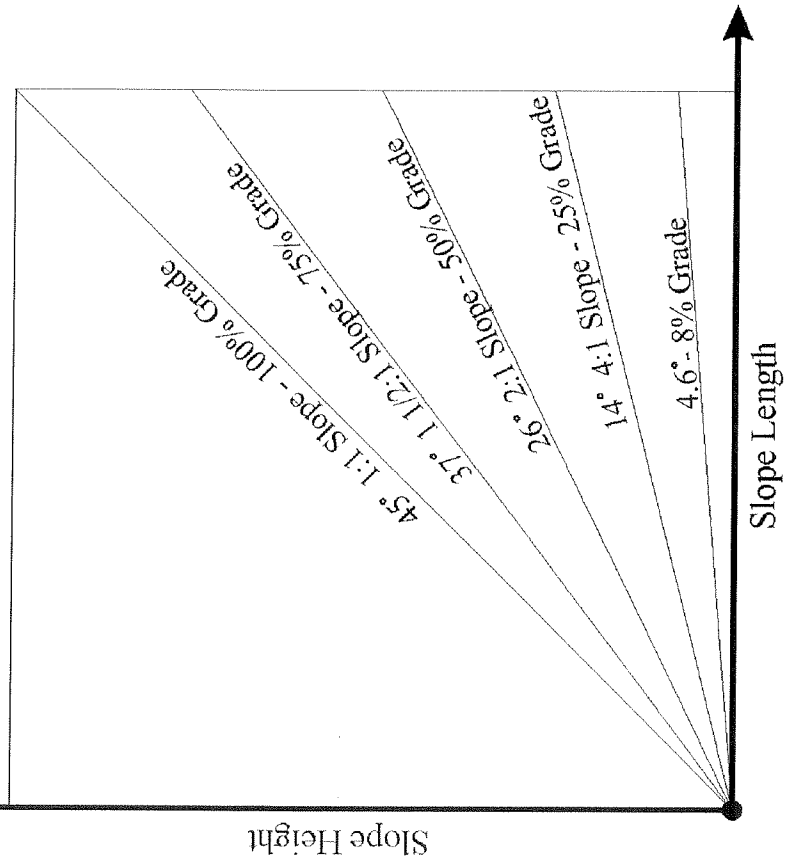
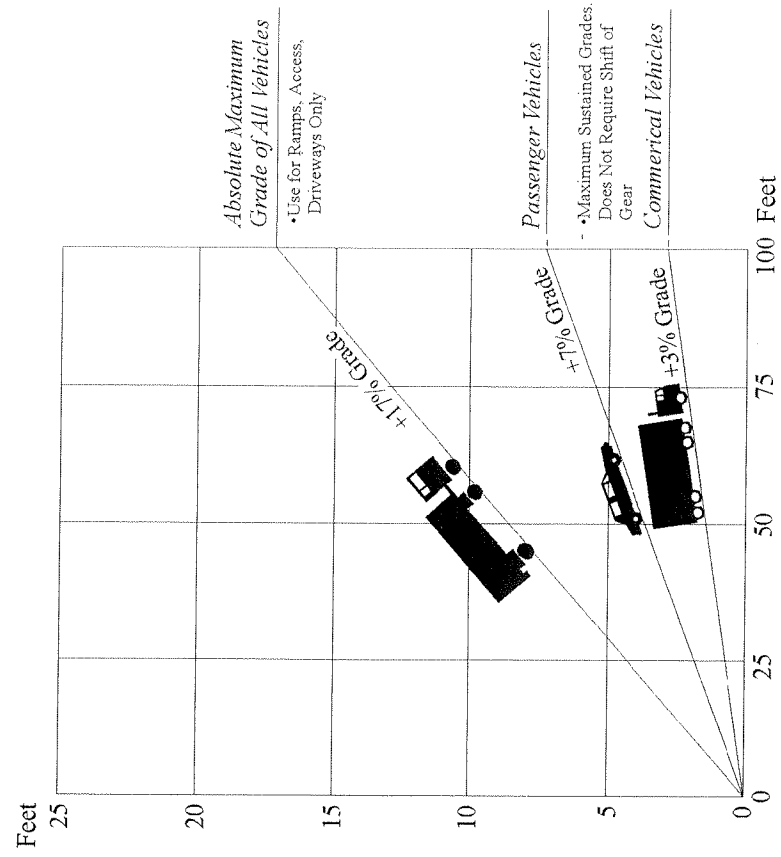
- Existing Hillside Initiative and General Plan.
- Slope steepness and differences in landforms within the hillside area.
- Access.
- Viewsheds.
- Habitats.
- Recreation.
- Environmental hazards.



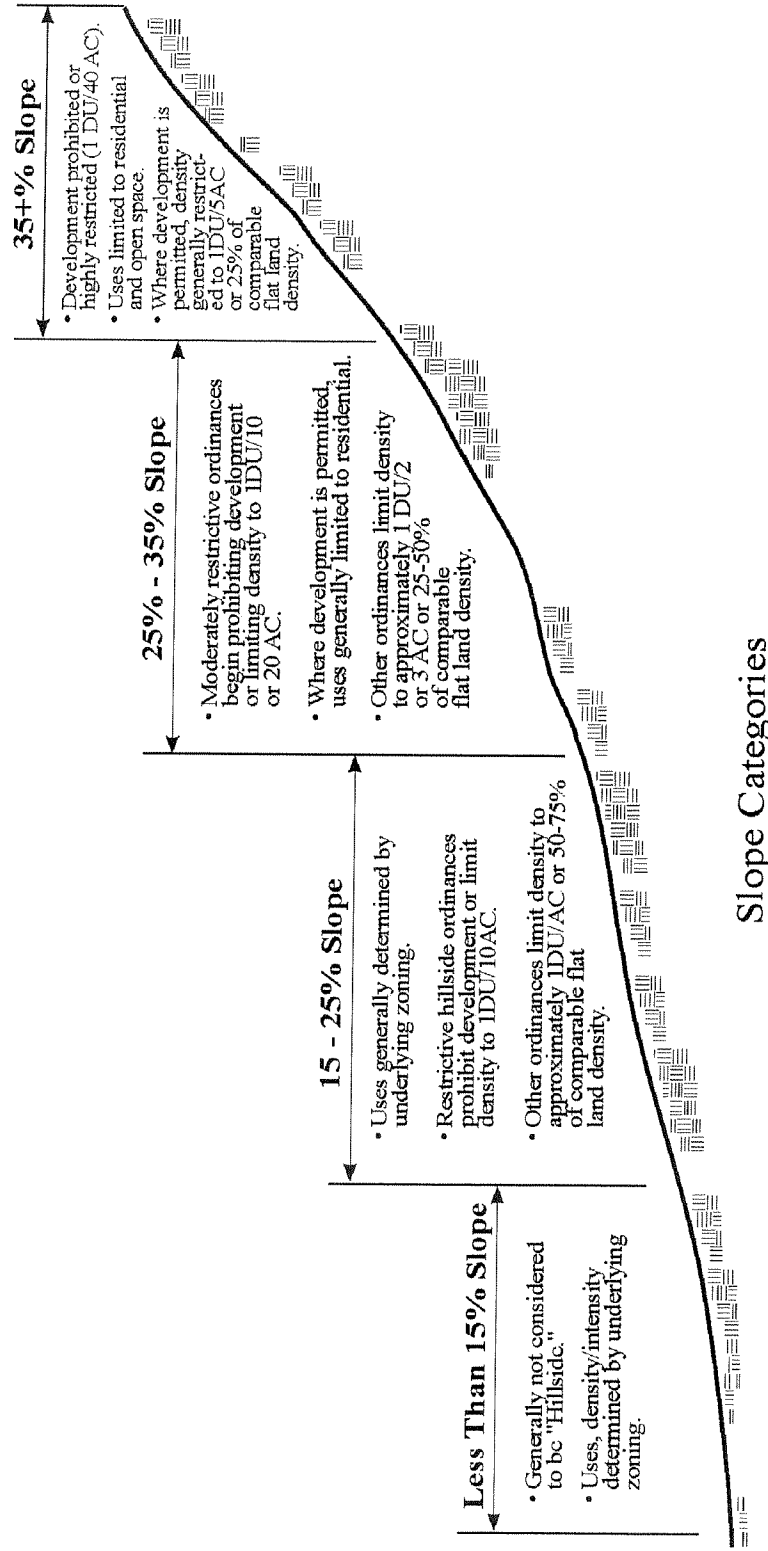
Existing Hillside Initiative and General Plan

- General Plan
 - Permits residential development, 5 to 20 acres per unit.
 - Does not cover the entire sphere area.
 - County General Plan permits residential development at 5 acres per unit.
- Hillside Initiative
 - Development restricted to low density residential (10 acres per dwelling unit; 5 acres per unit if clustered).
 - No through roadways, except Oakwood Drive.

Slope Steepness



Slope Steepness



Slope Categories

Source: Hillside Ordinances and Regulations from Breckenridge, CO; Carlsbad, CA; Flagstaff AZ; Morgan Hill; Phoenix AZ; San Rafael CA; Santa Fe, NM; Santee, CA; Scottsdale, AZ.

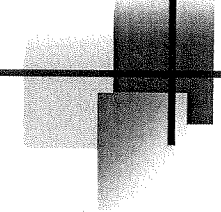
Distinct Areas within Loma Linda's Hillsides

- Flat benches in the northeast.
- Broad flat valley in the southeast.
- Scattered, small flat to rolling valley areas.
- Steep hillsides.



Access Considerations

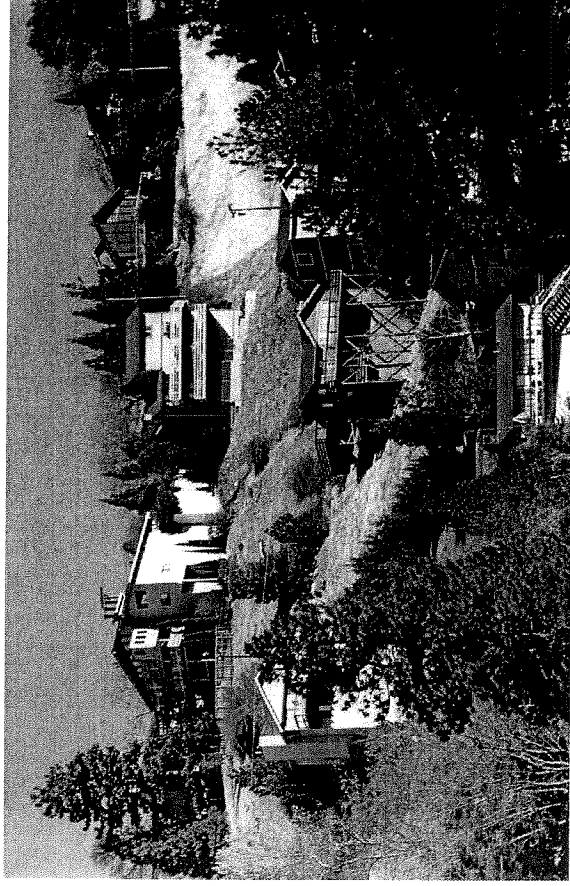
- Limited number of roadways to connect to.
- Oakwood intersection with Barton Road has limited site distance.
- Potential connection to Reche Canyon Road.



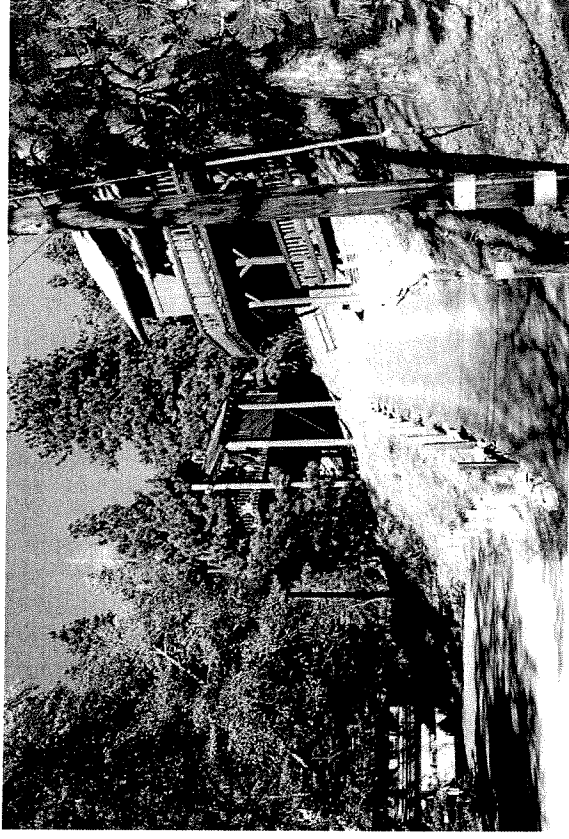
Viewshed Considerations

- Large lots and low density tend to reduce landform modification, but increase length of roadways. Tendency toward larger houses.
- Placement and design of individual dwellings makes a significant difference.
- Clustering preserves large unbroken blocks of open space and reduces roadways, but increases landform modification within developed areas.
- Ridgeline policies should distinguish primary and secondary ridgelines.

Placement and Design of Hillside Dwellings

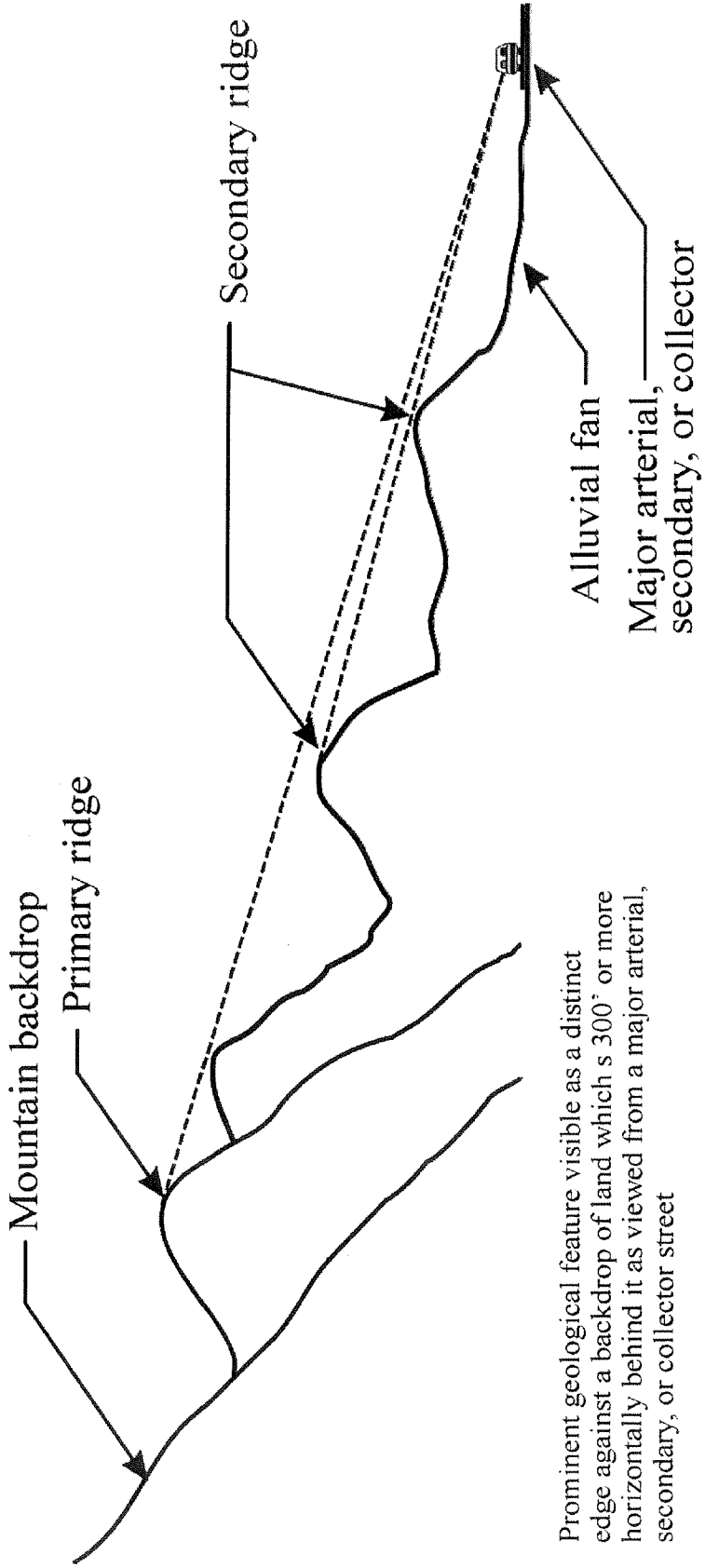


Custom-graded lots resulting in tall, Visually intrusive walls.



Dwelling unit on uphill lot sits high above road grade.

Ridgelines





Habitats and Recreation

- Habitats

- Hillside are at the northern end of a large, unbroken block of open space habitat.
- Habitat quality is moderate overall.

- Recreation

- Trails plan being prepared to be incorporated into the General Plan.



Environmental Hazards

- Earthquake fault.
- Slope steepness and stability.
- Erosion.



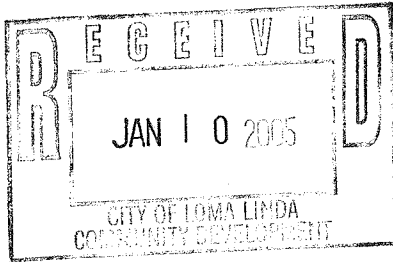
Options

- Land Use
 - Restrict land uses to residential.
 - Permit limited commercial as part of an integrated planned community.
- Development Density
 - Restrict all areas to low rural densities.
 - Restrict hillside and valley areas to low, rural densities, with density of bench areas similar to existing neighborhoods to the north.
 - Permit planned communities within hillside and valley areas.

Loma Linda Conservation Society's
January 10, 2005 Position Paper

Loma Linda Conservation Society

24360 Lawton Ave
Loma Linda, CA 92354



Jonathan Zirkle, JD
Member
(909) 855-9220

January 10, 2005

Dear Madam Mayor and City Council Members,

Enclosed, please find a copy the Conservation Society's Proposed Revisions to the Draft General Plan Hillside Designation, dated January 10, 2005. This proposed revision to the Plan differs significantly from the Drafts provided by the City's consultant.

1. **Our proposal limits the development intensity in the hills.** As compared to the current Plan and zoning laws, our proposal simplifies the density calculations, while approximating the current amount of homes that can be built in the hills. Within the Sphere of Influence, our plan provides for exactly the same development intensity that the County allows, with the exception of a small area, which is rezoned from 1 du per 20 acres to 1 du per 10 acres. This area is near the County Landfill, and we can see no rational for it remaining 1 du per 20 acres.
2. **Our proposal allows for clustering.** We allow for clustering to specific densities, with the remainder of the land to remain in open space with public access forever. We choose specific densities in order to maximize open space and to encourage the construction of nicer homes.
3. **Our proposal prohibits mass grading,** while allowing for focus grading. Focus grading is defined within the proposal. Our proposal only allows for roads and the area immediately surrounding a home to be graded. The rest of the surrounding land must remain untouched.
4. **Our proposal encourages non-commercial recreational uses,** while prohibiting all commercial uses.
5. **Our proposal prohibits major roads through the Hillside area,** especially roads to Reche and San Timoteo Canyons, as well as roads to clustered developments. This is necessary for two reasons. First, the current infrastructure is mostly used to capacity, and there is no hope of remedying the situation in the foreseeable future. Allowing major roads to connect with the existing development in the City will cause too much traffic congestion. Second, putting collector roads in the hills creates substantial noise, air, and light pollution which cannot be remedied, and which would virtually eliminate the current wild and untouched atmosphere felt in the hills.
6. **Our proposal allows the City to sell development rights,** but prohibits building houses on City land. This allows the City to recoup some of the costs associated

with the purchase its land in the hills, while at the same time, preserves as much space as possible in its natural state.

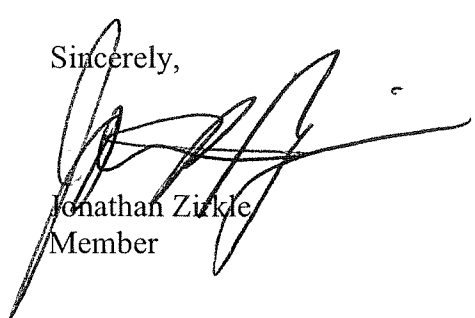
7. **Our proposal prohibits the City from providing water and sewer services to non-compliant developments**, specifically, any development within the Sphere of Influence which do not comply with the General Plan. This is necessary, as some developers have built non-complying subdivisions in unincorporated areas, and then upon completion, annexed their developments into the neighboring city. By restricting the provision of water and sewer, these non-complying subdivisions are rarely built, as the developer is unlikely to build completely independent water and sewer systems.
8. **Perhaps most importantly, our proposal prohibits the City Council from making changes to the General Plan that affect the Hillside areas.** Because of the relative ease by which the General Plan can be amended, and due to the ever changing and increasing pressure by developers upon the City Government, this provision is absolutely necessary to allow the public to have faith in City, and to rest easy at night.

As with other drafts of the Plan, our plan continues to prohibit clustered development that is visible from the City, prohibits development near blue line streams, encourages landform grading, variation in lot size, shape, and set back requirements, preserves existing views, requires grading to remain as unobtrusive as possible, and allows for septic systems. Our proposal has been reviewed by legal counsel.

Unlike other drafts, our proposal protects very large blocks of open space from any kind of intrusion from development, including roads. Our proposal protects the citizens from unnecessary risks from flood, fires, or other natural disaster. Our proposal protects all of the citizens from the threat of higher water costs, higher costs of other city services, and unnecessary increases in traffic.

The Loma Linda Conservation Society looks forward to presenting this proposal to you, in person, tomorrow night. At that time, we will be glad to answer any questions that you may have. I have also enclosed a blank copy of a petition that was recently circulated in the City.

Sincerely,



Jonathan Zirkle
Member

Enclosures

cc:

Planning Commissioners
Planning Department
and the public

Petition to Protect the Hillsides of Loma Linda

Dear Madam Mayor, City Council Members and Planning Commissioners,

We, the citizens of Loma Linda, sign this petition to protect the hills of Loma Linda. We believe the hills are being threatened by developers and that it is necessary to adopt policies that preserve:

1. Open space and natural beauty
2. Recreational access
3. Plant and wildlife habitat
4. Quality of life for local residents
5. Existing property values

We believe intensive development in the hills threatens public health and safety, as the hills contain:

1. Earthquake fault zones and potential rupture zones
2. Steep, unstable soils
3. Flood zones
4. High fire risk areas

We request that the City adopt a General Plan and implement laws that will:

1. **Preserve as much as possible of the hills in their natural state,**
2. **Limit the number of homes ever built in the hills to less than 500,**
3. **Prohibit roads through the hills to San Timoteo or Reche Canyons,**
4. **Prohibit anything causing worse traffic, higher water bills, or higher cost of city services.**

If the City Council does not protect our concerns, we are prepared to support a referendum and a voter initiative.

The Hills are vital to the unique character of Loma Linda. Thank you very much for your thoughtful consideration of this matter.

Name and Signature

1. _____
2. _____
3. _____
4. _____

(over)

Proposed Revisions to the Draft General Plan Hillside Designation

**Prepared by the Loma Linda Conservation Society
January 10, 2005**

2.2.3 Hillside Designation

The steepness and visual prominence of the City's hillside area create a unique challenge for managing future development and the protection of the area's natural environment. Much of the southern hillside's steep slopes are highly visible within the valley portions of Loma Linda and beyond. In addition, the hillside areas in the southern portion of Loma Linda retain a sense of openness and natural beauty that is increasingly rare in Southern California.

Loma Linda's hillside areas make a significant contribution to the community, including the provision of open space, scenic beauty, wildlife habitat, and recreational opportunities. Residential and other uses within this area can offer a variety of amenities (e.g., views, rural character, and privacy) that are not typically available in flat land subdivisions; however, improperly planned development can destroy the very amenities that people seek as the benefits of hillside living. Appropriate standards for hillside are therefore needed to:

- Preserve the community's scenic beauty and sensitive biological habitats and linkages;
- Protect the public health and safety from the potential for erosion and slope failures, increased downstream runoff and flooding, fire hazards;
- Avoid high utility and public service costs; and
- Ensure safe access for emergency vehicles.

The following policies are intended to ensure that the benefits of hillside development are achieved while at the same time protecting the City's natural environment.

2.2.3.1 Guiding Policy for Hillside Development

Permit controlled development of an appropriate range of uses that will:

- Enhance enjoyment of Loma Linda's hillside resources by future hillside residents and the general public;
- Result in the development of prestigious residential communities that take advantage of, rather than merely replace, the area's natural character;
- Protect the area's natural character, sensitive environmental features, and public health and safety;
- Ensure that the design and layout of future hillside adapts to the natural hillside topography; and
- Efficiently provide infrastructure, utilities, and public services within the hillside area.

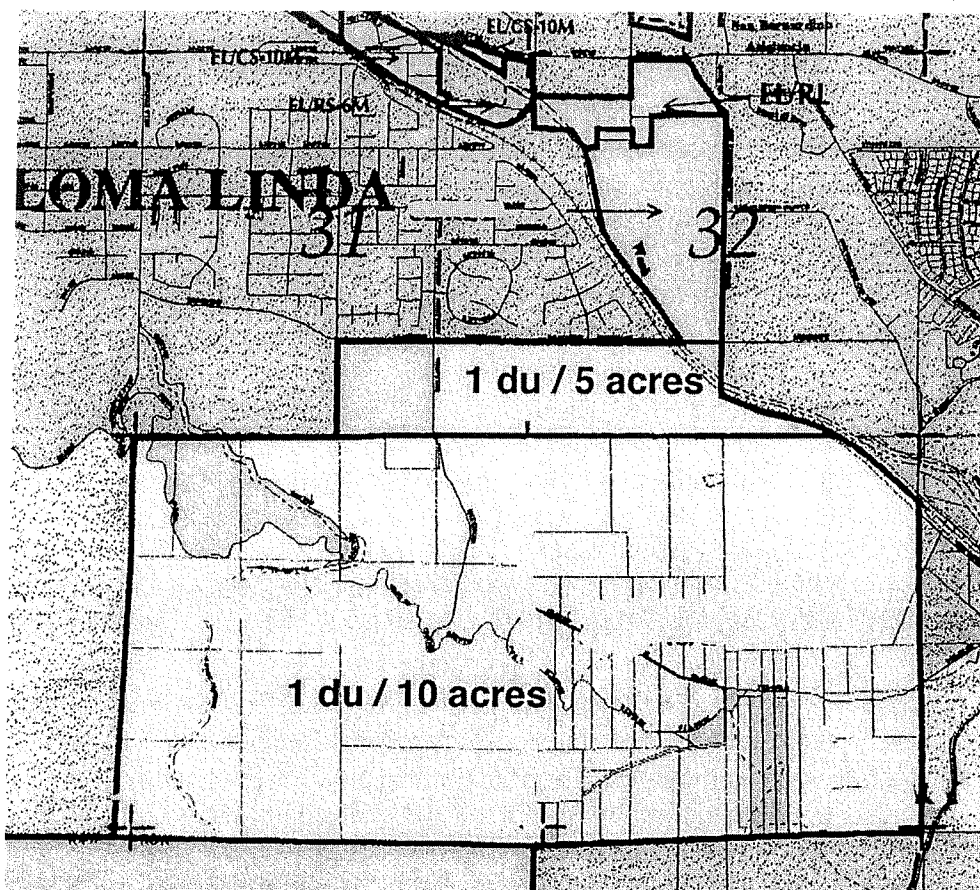
Implementing Policies

- a. The maximum allowable residential development density shall be as shown in Table 2.B.

Table 2.B Maximum Allowable Residential Build Out

<i>Area</i>	<i>Maximum Allowable Density</i>
Hillside Area Inside the City Limits	1 du / 10 acres
Hillside area in Sphere of Influence North of Lookout Ridge (see map)	1 du / 5 acres
Hillside area in Sphere of Influence South of Lookout Ridge (see map)	1 du / 10 acres

Clustering of density to allow for more cost effective development and preservation of larger open areas shall be allowed pursuant to the provisions below.



Map of Sphere of Influence Showing Maximum Allowable Densities.

Achievement of the maximum allowable residential build out cited above is not guaranteed; the actual yield of any development will be the result of a site design that is consistent with the General Plan policies and based upon:

- Site-specific physical characteristics;
- The need for mitigation or avoidance of impacts to biological habitats;
- The environmental sensitivity of proposed site design, grading, and type of construction;
- Available on-site and off-site access; and,
- The ability of the proposed project to avoid impacts to other properties.

b. Development on lands that are subject to the City's hillside initiative shall be consistent with the provisions of the initiative in addition to the provisions of the General Plan, the Hillside designation, and applicable zoning, whichever are more restrictive. It is specifically acknowledged that a project that meets applicable development policies might not achieve the maximum allowable development intensity for the site.

c. Clustered development shall be in the less sensitive portions of the hillside area as a means of preserving the natural appearance of area hillsides, open space, and habitats. Under this concept, dwelling units, roads, and other forms of development would be grouped in the more level and less environmentally sensitive portions of the site, while steeper and more environmentally sensitive areas are preserved in a natural state. The effect of permitted clustering is to preserve natural open space, preserve the use of recreational roads and trails, enhance the protection of sensitive environmental resources both outside and within a development project, and facilitate the permanent protection of key natural features, such as steep slopes, biological habitats, ridgelines, and scenic areas. Clustering is not to be used to increase the maximum allowable density of a development site beyond that which is otherwise permitted by the General Plan and applicable zoning regulations. While the overall total number of dwelling units permitted by the General Plan for a project area may not be exceeded, individual clusters of development within portions of a site may be permitted that would otherwise exceed the densities shown in Table 2.B for areas outside of the Hillside Initiative Area. Within areas subject to the Hillside Initiative, clustering of development is encouraged consistent with the provisions of the Initiative.

- Clustering density shall be from 2 du per acre to 1 du per 1.5 acres. Where clustering is allowed, the remaining space shall be dedicated as natural open space and shall be open to the public for non-commercial recreational uses which are compatible with the natural environment. It is anticipated that a trails master plan will be adopted which will further define the acceptable recreational uses. Adequate legal provisions shall be made to ensure the preservation of open space areas in perpetuity.
- Clusters shall not exceed 200 dwelling units. Individual clusters shall be separated from other clusters by natural open space, not less than 300 feet in width.
- Clustered development shall not be allowed to be located where it will be visible from any location to the north of Barton Road within the City limits. Clustering shall not be allowed in the area zoned 1 du / 5 acres, which is north of Lookout Ridge. However, development densities may be transferred from 1 du/5 acre zone to areas in which clustering is allowed.

d. The inclusion of non-commercial recreational amenities within residential developments, such as developed active and passive parks, trails, and recreation centers is allowed.

e. Development shall, to the extent feasible, avoid "primary ridgelines," which are defined as the area within 50 vertical feet of a ridgeline that forms a backdrop against the sky when viewed from any location to the north of Barton Road or to the east of San Timoteo Road. Development shall also, to the extent feasible, avoid impacts on riparian vegetation within "canyon bottoms," which are defined as the land occurring within 250

feet of either side of a line referred to as a "blue line stream" as designated on a U.S. Geological Survey (USGS) map, and other areas in which riparian habitat is identified. Where impacts to such riparian vegetation are unavoidable, appropriate mitigation shall be provided.

f. The visual intrusiveness of new development when viewed from any location to the north of Barton Road or to the east of San Timoteo Road shall be minimized. Rather than relying on substantial landform modification to create artificial building pads, new development within the hillside areas that will be visible from the above locations shall be designed and sited to best fit with the hillside's natural contours.

g. When clustered development is used, the development should be situated in order to maintain visual open space throughout the development, and preserve the undeveloped portion of the land as open space in perpetuity.

h. Manufactured slopes shall be landform graded, except within bedrock, where manufactured slopes in excess of 10 vertical feet feasibly cannot be avoided. "Landform grading" is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical planes designed to simulate the appearance of surrounding natural terrain (as illustrated below). Grading plans shall identify which slopes are to be landform graded and which are to be conventionally graded.

i. Ensure ongoing maintenance of manufactured slopes in order to protect public health and safety.

j. Site new development so as to maximize the permanent preservation of large blocks of unbroken, natural open space and to minimize the loss of habitat, wildlife, and watershed resources.

k. Where the post-grading condition results in grades exceeding 10 percent, site design should:

- Allow for different lot shapes and sizes;
- Utilize varying setbacks, structure heights, innovative building techniques, and retaining walls to blend structures into the terrain;
- Retain outward views from the maximum number of units while maintaining the natural character of the hillside;
- Preserve vistas of natural hillside areas and ridgelines from public places and streets; and
- Preserve existing views and allow new dwellings access to views similar to those enjoyed from existing dwellings.

l. Streets should follow the natural contours of the hillside to minimize cut and fill wherever feasible. Streets may be split into parallel one-way streets (thereby effectively functioning as a two-way street with a median) in steeper areas to minimize grading and blend with the terrain. Cul-de-sacs or loop roads are encouraged where necessary to fit the terrain. On-street parking and sidewalks may be eliminated, subject to City approval, to reduce required grading.

m. No collector roads will be constructed that will connect existing city streets to Pilgrim Road, San Timoteo Canyon Road, Scotts Lane, Reche Canyon Road, or roads connecting directly to these enumerated roads. No collector roads shall access the hillside areas through Hulda Crooks park, the dog park, or within 100 yards of these parks. All new street construction will be designed to strongly discourage traffic from Reche Canyon Road and San Timoteo Canyon Road from passing through the Hillside Area. No new roads shall be allowed to cross Scotts Canyon. Improvements to existing roads which cross Scotts Canyon is prohibited, except solely for the purposes of maintaining the existing road and providing public safety and public utilities. Access to clustered developments shall be from Reche Canyon Road and San Timeoteo Canyon Road. Gated, single lane, emergency access roads, solely for ambulance, fire, and police vehicles, shall be permitted to provide access from Oakwood Street and Whittier Street to the hillside areas, if necessary for flexibility in providing public safety services.

n. The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs which minimize bulk and mass, and minimize visual intrusion on the natural landscape.

o. Only focused grading shall be allowed in the Hillside Areas. Focused grading means the minimum grading required for access roads and for the creating of foundations for a structure and areas within 100 feet of residential structures. Focused grading does not allow grading of other areas.

p. The interface between new development and natural open space should be designed to provide a gradual transition from manufactured areas into natural areas. By extending fingers of planting into existing and sculptured slopes, the new landscape should blend in with the natural vegetation.

q. Use of alternative infrastructure (e.g., septic systems) may be permitted in areas where municipal systems feasibly cannot be extended. The cost of either alternative infrastructure or the extension of municipal systems shall be the responsibility of the builder. Before a building permit is issued in the Hillside Areas for a clustered development, the City shall determine if the provision of City services to the clustered area will result in an increase in the proportionate cost of providing services to the Hillside Area, as compared to the other areas of the City, and if so, adopt an increased fee

schedule for Hillside Area customers that substantially covers the services disproportionate costs.¹

r. The City shall only provide water and sewer services to developments which have been built in a manner which is consistent with this General Plan.

s. Legal lots existing at the effective date of this General Plan which do not have sufficient land area to comply with the density requirements of this Plan are allowed to be developed with one residential dwelling unit, consistent with all other applicable provisions of this Plan.

t. The City shall not sell, rent, lease, or otherwise confer any right or title to land in the Hillside area, to which the City holds title, except the City shall be allowed, but not required, to sell development rights for the purposes of creating clustered development outside of City owned land. City owned land shall be held in open space in perpetuity.

u. Nothing in Section 2.2.3 of this Plan, and its subsections shall be construed to prohibit existing uses, including agricultural uses on land that has had similar agricultural use in the past.

v. The General Plan may not be amended in any manner that would in the Hillside Areas allow for additional residential densities, roads, commercial uses, or other uses, including uses which would reduce the area of natural open space, except by a majority vote of the citizens of Loma Linda. Section 2.2.3 of this Plan, and its subsections, may not be amended, except by a majority vote of the Citizens of Loma Linda.

¹This paragraph is under review by legal counsel for possible revisions.